



14/8 Kirk Street
Leith, Edinburgh
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Property Summary

This spacious and characterful three-bedroom duplex flat boasts an enviable central address positioned along a quiet street in the Leith conservation area, with shops, bars, eateries, transport links (including the airport tram), and open greenery all just steps away. The flat is set on the upper two floors of a listed tenement and enjoys abundant period charm, along with stunning panoramic views of the city skyline encompassing Arthur's Seat. Beautiful authentic features are offset by minimalist white décor that, along with large sash windows, create a wonderfully light and airy interior. Access to a shared garden and on-street parking complement this exceptional property.

The flat is reached via a secure communal stairwell. Welcoming you inside is an airy entrance hall featuring storage and natural pine flooring, a predominant feature in the home, adding warmth to the décor. Leading off the hall is a stunning living room bathed in afternoon sun. A central archway effectively creates two zones, each with a feature fireplace (one with a living-flame fire) and an open Edinburgh Press.

Features

- Quiet central address offering panoramic city views
- Spacious duplex flat with eclectic light-filled interiors
- Third and fourth floors of a listed tenement
- Communal stairwell with secure entry
- Entrance hall with storage
- Generous southwest-facing living room
- Dining room adjoined to a stylish kitchen
- Two double bedrooms (one with storage)
- One single bedroom/study/nursery
- Bathroom with utility area (and separate WC)
- Shared garden and controlled on-street parking (Zone N7)
- Gas central heating and partial double-glazing





Elegant second reception room, perfect for formal dining

Returning through the hall, you reach the second reception room - ideal for formal dining with direct kitchen access and built-in storage. The bright kitchen boasts modern gloss units in vibrant magenta and wood-toned worktops. It is accompanied by a freestanding gas cooker, a dishwasher, a washing machine and a tall fridge freezer.







“Beautiful authentic features
are offset by minimalist
white décor”



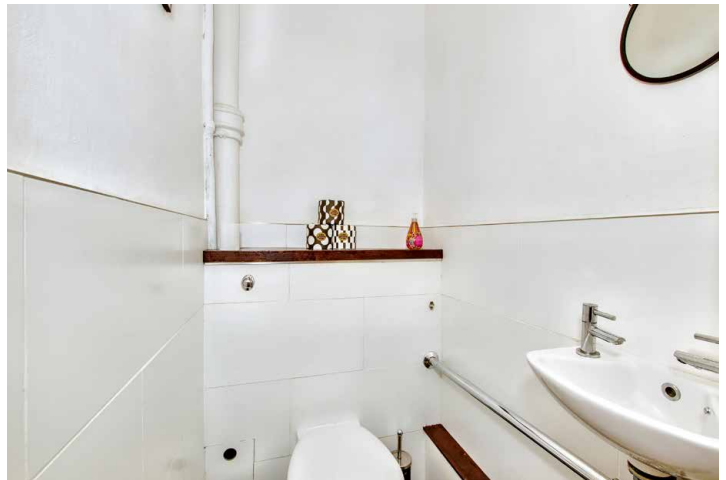




This flat is completed by a bathroom and a handily separate WC. The spacious bathroom includes a shower-over-bath and a utility area with a freestanding washing machine and a ceiling-hung clothes pulley.

The upper level comprises three bedrooms—a principal bedroom with useful storage, a second double with a charming cast iron fireplace, and a third bedroom currently set up as a study. The property benefits from gas central heating and double glazing (except in the dining room, kitchen, and one bedroom).

Externally, there is shared access to a neatly tended rear garden, and on-street parking is controlled, ensuring priority for residents.





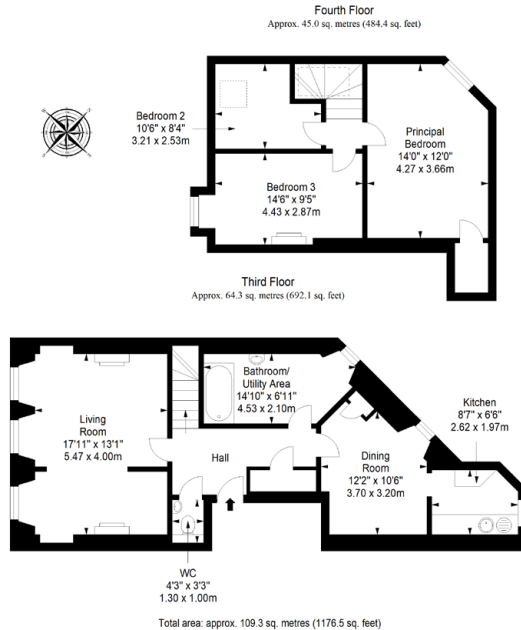




Leith

Voted by Time Out in 2023 as one of the world's coolest neighbourhoods, historic and vibrant Leith is characterised by its diverse attractions, which include an eclectic mix of bars, cafés, and restaurants. There is also a wide variety of retail outlets, including the Ocean Terminal shopping centre, which boasts high street stores, family restaurants, a 24-hour gym, and a multiplex cinema. Lively annual festivals enrich the strong cultural scene, already buzzing with live music venues, galleries, and artist studios. The area also incorporates The Shore, a scenic waterfront hosting cosy pubs and fine dining with some award-winning restaurants. Amidst all the activity, tranquil green spaces, such as Leith Links and Claremont Park, offer a relaxing escape. For indoor sports and leisure facilities, Leith Victoria Swim Centre accommodates a swimming pool, fitness studios, and a gym. Additionally, public transportation to the city centre (two miles away) runs day and night, including the tram line that runs directly to Edinburgh International Airport. Leith also has a school catchment area covering early years, primary, and secondary education.

Floorplan



EPC Rating - D | Council tax band - C | Home report Value - £350,000

Extras: The sale includes all fitted floor and window coverings, light fittings, and large appliances.



Price & Viewings

Please refer to our website
www.watermans.co.uk

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